COMM SW COR OF SE1/4 OF NW1/4, E
20.47 FT TO POB CONT N 419.55 FT
S 200 FT, E 126 FT, S 219.55 FT

BEASLEY CRAIG/BEASLEY SHANNON N
265 SW BEASLEY CT
LAKE CITY, FL 32024

**2027**

**06-5S-17-09128-009**

## BUILDING CHARACTERISTICS

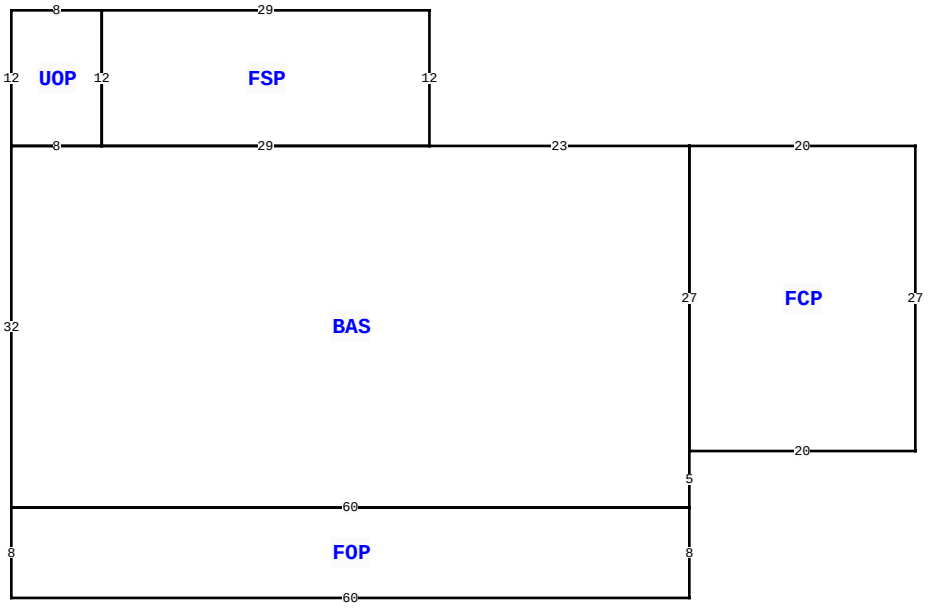
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 6517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,920 | 100 | | 1,920 | 216,966 |
| FCP | 540 | 25 | | 135 | 15,255 |
| FOP | 480 | 30 | | 144 | 16,273 |
| FSP | 348 | 40 | | 139 | 15,708 |
| UOP | 96 | 20 | | 19 | 2,147 |
| TOTALS | 3,384 | | | 2,357 | 266,349 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,357 | 115.4300 | 126.97 | 299,268 | 2014 | 2014 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 1920 HX Base Yr 2015




265 SW BEASLEY CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 266,349 |
| TOTAL MARKET OB/XF VALUE | 19,292 |
| TOTAL LAND VALUE - MARKET | 220,240 |
| TOTAL MARKET VALUE | 313,807 |
| SOH/AGL Deduction | 108,495 |
| ASSESSED VALUE | 205,312 |
| TOTAL EXEMPTION VALUE | HX HB 13 205,312 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 505,881 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 510,727 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 39558 | M H | 0 | 04/06/2020 |
| 33527 | PUMP/UTPOL | 50 | 11/06/2015 |
| 31261 | SFR | 922 | 07/19/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1495/1327 | 7/20/2023 | WD | U | I | 11 | 0 |
| GRANTOR: BEASLEY LEONARD L | | | | | | |
| GRANTEE: BEASLEY CRAIG | | | | | | |
| 1431/2671 | 3/05/2021 | WD | U | I | 11 | 100 |
| GRANTOR: BEASLEY LEONARD L | | | | | | |
| GRANTEE: BEASLEY CRAIG | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W23 FSP= N12 W29 S12 E29$ W29 UOP= N12 W8 S12 E8$ W8 S32
FOP= S8 E60 N8 W60$ E60 N5 FCP= E20 N27 W20 S27$ N27$.

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 120.00 | UT | 9.00 | 9.00 | 100 | 2014 | 2014 | 3 | 100 | 1,080 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 20 | 40 | 800.00 | UT | 1.98 | 1.98 | 100 | 0 | 0 | 3 | 100 | 1,584 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 1.50 | 1.50 | 100 | 2016 | 2016 | 3 | 100 | 540 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 16 | 20 | 320.00 | UT | 0.90 | 0.90 | 100 | 0 | 0 | 3 | 100 | 288 | |
| 6 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 600 | |
| 7 | 9946 | Well | 0 | 100 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 8 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 3,800 | |
| 9 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,292

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 2.65 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 21,200 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 24.88 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 6,966 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 24.88 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 199,040 | | | | | | | |

REVIEW DATE 06/01/2020 BY JB Total Acres: 27.53 Total Land Value: 28,166 Market: 199,040 Agricultural: 6,966 Common: 21,200 PRINTED 11/17/2026 BY SYS